

Town of Wellesley
Planning Department
Lower Level - Town Hall
525 Washington Street
Wellesley, MA
781-431-1019 x2232

Historic Preservation
Demolition Review
APPLICATION FOR
ELIGIBILITY NOTICE

Rec'd
\$850.00
CK#1172

Pursuant to Article 46C of the Town Bylaws, submission of this application (SIDE 1) to the Planning Department and issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years; if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Information:

Property Address: 84 WHITTIER RD

What year was the structure built? 1934 Source of information: ASSESSOR

Check One: ☒ Full/Complete Demolition ☐ Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: JOELAN TOUSSAINT Phone: 617-680-3604

Mailing Address: 39 BAKER ST, BELMONT, MA 02478

Email Address: SHAWNA.TOUSSAINT@CITRIX.COM

Application Authorization:

Signature of Property Owner: [Signature] Date: 12/12/2018

Shawna H. Toussaint, as authorized personal representative

For Town Use Only

Submission Date: 12/17/18

Received By: [Signature]

Fee Paid: \$ 0.00

Case Number: DR -2018-60

Determination (refer to issued Eligibility Notice):

☐ Not an Eligible Building

Date Issued: _____

☐ Eligible Building*

Expiration Date: _____

*A Preservation Determination is required; please see SIDE 2

SIDE 1

WILDER, SHEA & HIMMELBERGER, LLP

Counselors at Law
One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

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David J. Himmelberger
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Leslie B. Shea
Telephone: (781) 235-3400
Email: les@wshlawoffice.com

December 17, 2018

Claudia Zarazua, Planner
Planning Department
Town Hall
Wellesley, MA 02482

RE: 84 Whittier Road

Dear Ms. Zarazua:

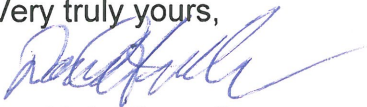
Please find enclosed an Application for Historic Preservation Demolition Review for 84 Whittier Road. I have enclosed the following"

1. Application for Eligibility Notice
2. Assessor's Map
3. Copies of Assessor's record and Building Permits
4. Photo of existing building
5. Check payable to Town of Wellesley for \$850

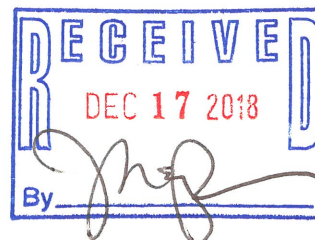
If you have any questions concerning the foregoing, please do not hesitate to contact me. The Application is signed by Shawna Toussaint, the Nominated Personal Representative of the Estate of Joellen Toussaint.

We look forward to presenting this matter at the Historical Commission's January 14, 2019 meeting.

Very truly yours,

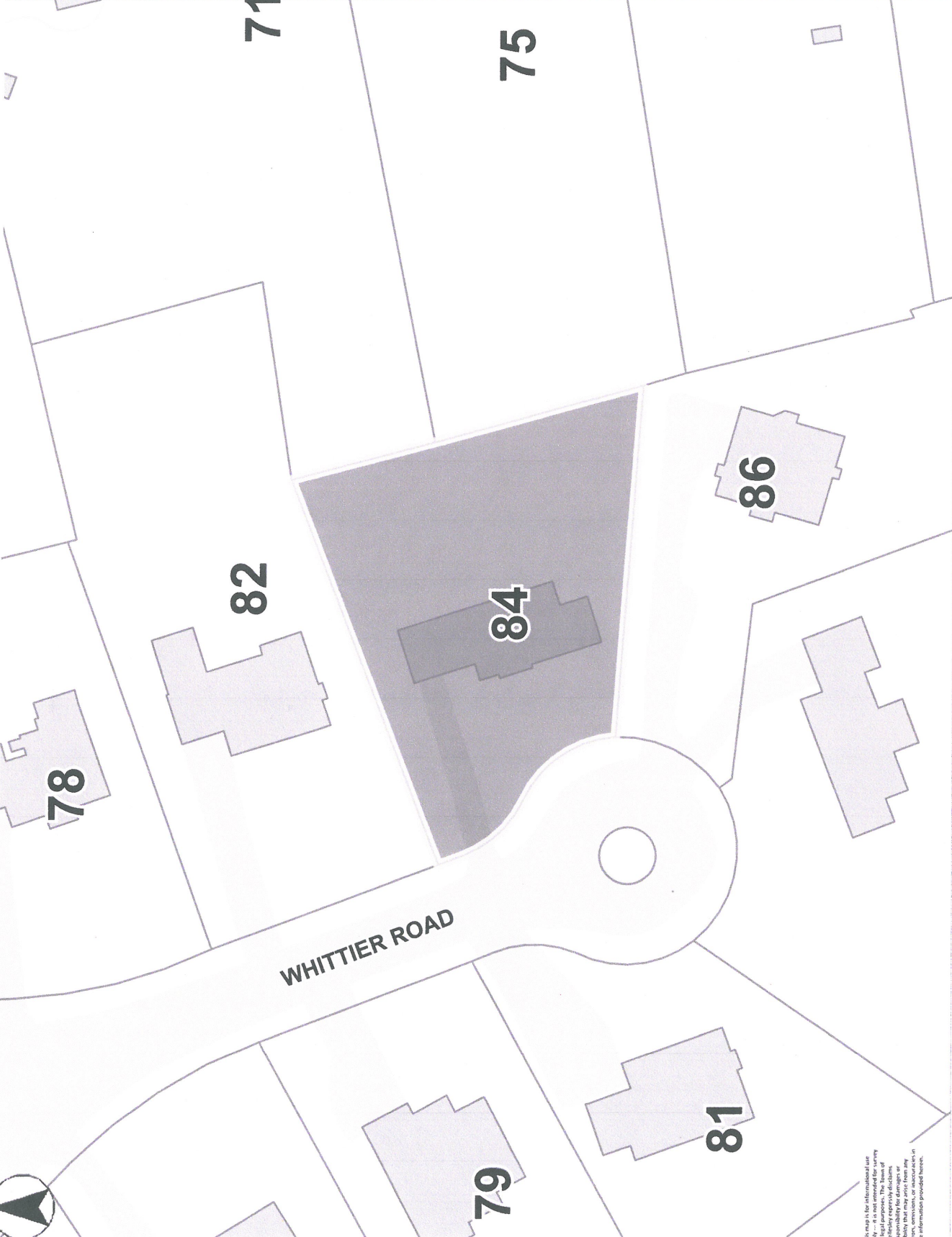

David J. Himmelberger

Enclosures





- Points Of Interest
- Beach
 - Cemetery
 - College
 - Fire Station
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - Town Building
 - Town Building Rail Station
 - MBTA Commuter Rail Station
 - MBTA Commuter Rails
 - Buildings
 - Parcels
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Town Boundary
 - Abutting Towns Opaque
 - Abutting Towns
 - Roads (Edge Of Pavement)
 - Sidewalks
 - Paths
 - Sidewalks & Paved Footpaths
 - Unpaved Paths
 - Parking
 - Open Water
 - Brooks And Streams
 - Active Recreation Areas
 - Golf Course
 - Court - Basketball/Tennis
 - Track
 - Beach
 - Field



This map is for informational use only and should not be used for any legal purposes. The Town of Wellesley is not responsible for any errors, omissions, or inaccuracies in this map or any information derived therefrom.

Physical Characteristics Date: July 1, 2017

FY2018 Tax Rate for Wellesley, MA \$11.95

Assessment Valuation Date: January 1, 2017

Parcel Information:

Location: 84 Whittier Rd
 Parcel ID: 29-22- -
 Class: 101 1-Family
 Type: Residential
 Lot Size: 15,780
 Census: 0
 Zoning: SR15-Single Residence
 Survey #: 0

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Assessed Values

	2018 Market Value
Land	\$737,000
Building	\$225,000
Other	\$0
Total	\$962,000

Assessment History

Year	Total Value
2018	\$962,000
2017	\$962,000
2016	\$904,000
2015	\$903,000
2014	\$863,000
2013	\$824,000
2012	\$824,000
2011	\$777,000
2010	\$840,000
2009	\$900,000
2008	\$925,000
2007	\$925,000
2006	\$925,000
2005	\$847,000
2004	\$839,000
2003	\$839,000
2002	\$740,000
2001	\$675,000
2000	\$634,000
1999	\$600,000
1998	\$560,000
1997	\$537,000
1996	\$436,800

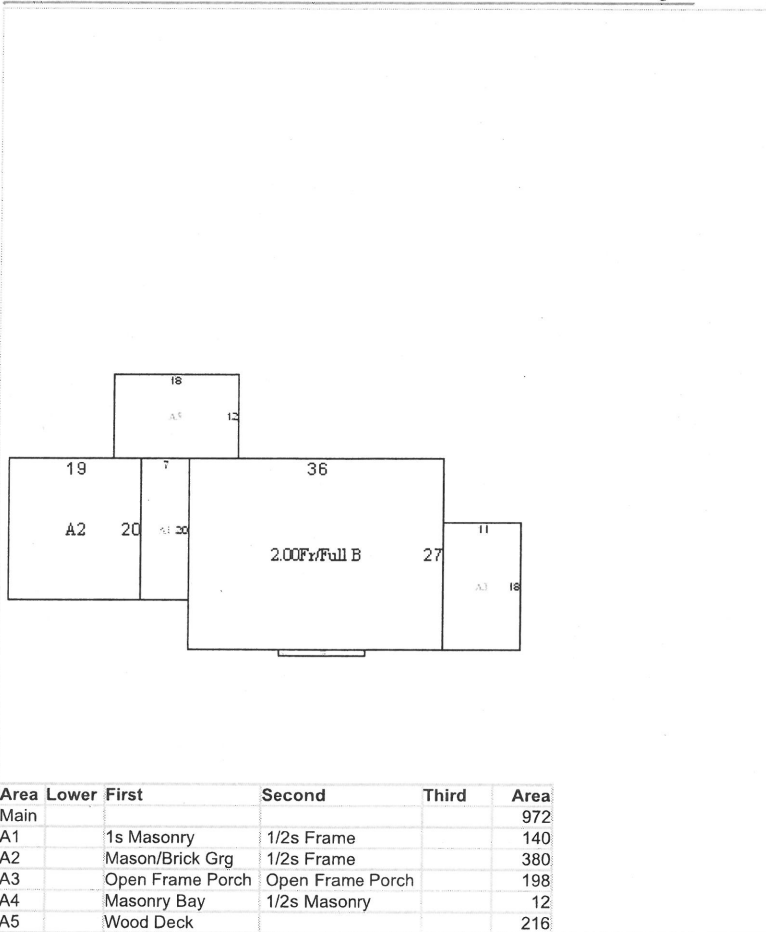
Owner Information

Name: Toussaint, Joellen

Address: 84 Whittier Road
 Wellesley, MA 02481

Notes: NEEDS INTERIOR (review condition) Oct 2009

Building Information



Frame	Wood	Basement	Full
Style	Tudor	Heating	Basic
Stories	2.00	Heat Sys	Steam
Ext Walls	Masonry/Frame	Fuel Type	Oil
Rooms	8	Attic	None
Beds	5	Condition	Below Average
Full Bath	3	Grade	A-
Half Bath		Traffic	N5
Extra Fix		Fireplaces	2
Rec Room	none		
Fin Bsmt	7 x25	Year Built	1934
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	2,362

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

slate roof; exterior fair condition (Oct 2009)

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Road	Public	Sidewalk	No	Landscaping	
				Gas	No		

Address: 48 WHITTIER RD

Permit Number: 3904

Date 8/21/1931

front scan image

Street..... Whittier Road		No. 48		Precinct. 10		Permit No. 3904		Date..... Aug. 21, 1931	
Owner McKell, J. D. & Marlowe, R.		Address		Natick, Mass.					
Architect OWD Plans		Address							
Builder J. D. McKell & R. Marlowe		Address		"					
Permit Granted Aug. 21, 1931		Area of Lot		91 x 151					
Dimensions		Est. Cost \$		10,000.00					
Date of Inspections									
Date of Inspections									
Plumbing, No. of Baths, etc.		1176.		3 "Water Closets, Basin, tub, Sink, Bath,					
Yes		3 "each Bowls.		A.P. Moulton.					
Heating		Hot Water							
Remarks		Dwelling & garage attached.							

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